

CITY COUNCIL MEETING

Tuesday, October 8, 2019

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, October 8, 2019 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer.

Roll Call: Present: Gisch, Altringer, Hamp, Johansen Absent: Burger

AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Altringer requested approval of the agenda.

Moved by Johansen, Seconded by Gisch to approve the agenda with the request to add Item 6. For recognition of exemplary performance by the Public Works Team.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Hawkins Inc. \$7,740 water treatment C. New Ownership for Casey's General Store #3507 Alcohol License at 951 SE Gateway Drive D. Grimes Chamber and Economic Development \$18,381.75 bills for July – September E. Liberty Ready Mix \$13,880.00 – concrete supplies for patching. F. Toyota of Des Moines \$2,520.00 - 37th Street Irrigation Damage Reimbursement Request G. Total Quality Complete Lawn Solutions \$12,022.45 – October bill H. PSA Services with Bolton & Menk for the Hope Commercial Plat 1 Public Improvement Construction Services I. Resolution 10-0319 to Enter Into Development Agreement Between the City of Grimes and Michael Broderick, Chereen L. Broderick, Vincent R. Broderick and Sharon M. Broderick J. Resolution 10-0519 Setting a Date of Meeting at Which it is Proposed to Approve an Amended Development Agreement with Prairie Business Park I, LLC, Including Annual Appropriation Tax Increment Payments for October 22, 2019 K. Pay Requests: 1. Pay Request #4 CB&I for the New 1.5 MG Elevated Water Storage Tank \$94,335.00 2. Pay Request #11 to Concrete Technologies for the SE 37th at Hwy 141 Improvements \$524,054.22 3. Pay Request #7 Grosch Irrigation Company for the New Jordan Well \$214,856.75 4. Progress Payment to Lee Consultants Engineering for SE 19th Street and County Line \$31,105.50 5. Progress Payments to Lee Consultants Engineering for GIS Data Construction \$6,755.00 and Resurfacing Engineering Services \$795.00 6. Pay Request # 7 All Terrain Seeding \$24,992.60 for the Little Beaver & Prairie Creek Channel Improvements L. Valmont \$44,706.00 Signal for SE 37th Street and Hwy 141 Improvement Project M. Hutchinson Salt Company Inc. \$27,715.54 – road salt N. Resolution 10-0419 Establishing a Special Project Fund, Authorizing the Library Board to Raise Monies and Establishing Support for the Project O. Resolution 10-0619 Personnel Transactions P. Request for Approval of Furniture Purchase for Grimes Community Complex \$4,232.00 Q. Request for Approval to Replace Flooring in Parks and Recreation Department \$13,394.28 R. Purchase of Ventract 4500 with Cab, Broom, Blade, Mowing Decks, Field Grooming Attachments \$48,488.25 S. Allender Butzke Engineers Inc. \$5,770.00 Geotechnical Exploration Grimes 16 inch RAW Water Main T. Finance Report U. Claims Report \$1,415,826.17

City Administrator Anderson wanted to note that Item H is a PSA agreement with Bolton & Menk. He advised that the City Attorney had a few comments that he would like added to the contract. Anderson stated that Resolution 10-0719 is being added to this agreement which authorizes the Mayor to execute the agreement subject to modifications recommended by the City Attorney.

Moved by Gisch, Seconded by Hamp; the Consent agenda with the addition of Resolution 10-0719; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

5. Fire Prevention Week Proclamation

Chief Clark addressed the Council stating that October is historically the month that highlights Fire Prevention, specifically the week of October the 9th. He added that October 9, 1871 was the date of the Great Chicago Fire. Chief Clark noted there were a number of activities that would take place over the month to promote fire education including school visits, an open house on October 12, from 1-5 pm as well as a “Candy Crawl” in conjunction with Polk County Sheriff Department on October 19th. Mayor Pro Tem Altringer read the Fire Prevention Week Proclamation declaring October 6-12th as Fire Prevention Week throughout the City of Grimes.

6. Public Works Recognition

Public Works Director Weston Wunder addressed the Council to recognize members of the Public Works team that participated in a Snow Plow Operating training event held in Cedar Rapids. He stated this event is for the entire state of Iowa and includes cities and counties. Wunder advised the Snow Plow Operator Training had 92 registrants for the 2 day training. He added the training is designed for newer operators to learn about pre-trip inspections and safety for snow plows as well as offer them hands on training by driving a road and an obstacle course. Wunder noted that Grimes sent six new members of their team for this training along with senior staff as trainers. Wunder noted that senior staff trainers were Heath Coenen, Kent Kanealy, and Saul Fajardo. At the end of the training, all who took part performed very well in the competition. Alex Goodvin, Kevin Thompson, Mahlon Kurtz, JR Greiman, AJ Sawyer were all top finishers. Wunder thanked the Council for the opportunity to provide this valuable training and competition event.

PUBLIC FORUM – No one addressed

PUBLIC AND COUNCIL AGENDA ITEMS

A. Proposed Amendment to the Grimes Urban Renewal Area

1. Public Hearing on Proposed Amendment to the Grimes Urban Renewal Area.

City Administrator Jake Anderson advised the Council that the proposed Amendment to the Grimes Urban Renewal accomplishes two things. He stated it was an amendment to the original Development Agreement for Prairie Business Park, as well as establishing a new agreement for Prairie Business Park 4. He added this was part of the Settlement Agreement for R&R regarding the challenge of the assessment for South James Street and SE 37th Street. Anderson stated that this development agreement will now include the new library as part of the Urban Renewal plan and allow for TIF funding. Mayor Pro Tem Altringer opened the Public Hearing on the Proposed Amendment to the Grimes Urban Renewal Area at 5:39 PM. Being no one present with questions or other written or oral comment, the Public Hearing was closed at 5:40 pm.

2. Resolution 10-0119 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Motion by Hamp, Second by Gisch, to Approve Resolution 10-0119 for the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

B. Proposed Development Agreement with PMR Realty, LLC

1. Public Hearing on Proposed Development Agreement with PMR Realty, LLC

City Administrator Anderson stated that this agreement is to approve the Development Agreement for Prairie Business Park 4. Mayor Pro Tem Altringer opened the Public Hearing at 5:42 pm on the Proposed Development Agreement and asked if there was anyone present to address this item. Being no one present with questions or other written or oral communications, the Public Hearing was closed at 5:43 pm.

Council member Gisch noted that he was not a fan of Development Agreements in general, but was aware there are many aspects of the agreement to be taken into consideration.

2. Resolution 10-0219 Approving Development Agreement with PMR Realty, LLC Authorize Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

Motion by Hamp, Second by Gisch, to Approve Resolution 10-0219 Approving the Development Agreement with PMR Realty, LLC. Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

Roll Call: Ayes: All Nays: 0 Motion passes: 4 to 0

C. Third Reading of Ordinance 730 Amending Grimes Section 92.02(1) with Regard to Water Service Rates and Water Restoration Fees, and Section 99.04 (2) with Regard to Sewer Service Rates

Administrator Anderson stated the City is going to undertake 60 million dollars in capital improvements to the water and wastewater treatment facilities and rates need to be adjusted accordingly. He added this calculates out to a 5.7% to water rates and 15.5% increase to sewer rates for an overall increase of 9.6%. Anderson stated that the average household uses around 4000 gallon of water per month. He advised this comes out to an increase of approximately \$5.56 per month per household increase. Council member Gisch restated his view that while no one wants to increase rates, the improvements are very necessary and need to be paid for. He added that even with including this increase, the Grimes rates are still very much in line with the surrounding metro cities.

Motion by Hamp, second by Johansen, to approve the Third Reading of Ordinance 730 Amending Grimes Section 92.02(1) with Regard to Water Service Rates and Water Restoration Fees, and Section 99.04 (2) with Regard to Sewer Service Rates

Roll Call: Ayes: All Nays: 0 Motion passes: 4 to 0

Motion by Hamp, Second by Johansen, the Final Reading of Ordinance 730 Amending Grimes Section 92.02(1) with Regard to Water Service Rates and Water Restoration Fees, and Section 99.04 (2) with Regard to Sewer Service Rates; shall be adopted.

Roll Call: Ayes: All Nays: 0 Motion passes: 4 to 0

D. Grimes 16 Inch RAW Water Main – Progressive Structures – Change Order #1 for Additional for Costs Associated With Trenchless Water Main Installation through Rock Material

City Engineer Matt Ahrens addressed the Council to update them on a situation where the work being done on the water main installation ran into rock that necessitates the project continue with a trench process instead of with the underground boring method as was originally intended.

Council Member Burger arrives at 5:50 pm.

General discussion continued on the pros and cons of completing the project with open cut trench methods vs boring thru rock, as well as the easement process that would need to be addressed. Alex Pfaltzgraff of Development Services said that they would be looking into obtaining the needed easements and would come back to Council once a final plan to complete the project was in place.

1. Mayor's Report - None

2. City Staff's Report

Administrator Anderson reminded the Council that his annual review was coming up and he would appreciate any input they wanted to provide to him. Anderson also advised he would not be in attendance at the next Council meeting due to a conference he would be attending.

3. Council Reports

City Attorney Henderson addressed the Council to notify them that he had been reviewing the current contract with ICAP. Administrator Anderson added that the City was requesting a quote for services from another company and would keep the Council advised on the results.

ADJOURNMENT

Being no further business, meeting was adjourned at 5:59 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor